

Unique F&B Opportunity

Kings Square, Gloucester GL1 1RP

Former Public House

Various uses considered



Rental Offers in the region of
£60,000 pa exc.



Size
5,210 sq ft



Location
The property occupies a most prominent corner, fronting the newly refurbished Kings Square



Planning
Class E of the Town and Country Planning (Use Classes Order) 2020



Drive Time
36 miles from Bristol and 3 miles from junction 11 of the M5 motorway

Get more information

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

Erin Davies

+44 (0)1179885232

+ 44 (0)7818017075

erin.davies@avisonyoung.com

Or our joint agent: -

Russ Power

M&P Property Consultants LLP

T: +44 (0)117 970 7536

russ@mp-pc.co.uk

**AVISON
YOUNG**

Location

Gloucester is an historic cathedral city with excellent road and rail links. Home to circa 122,000 people, it attracts over 3.5 million tourists pa, and an estimated annual retail and leisure spend of £1.7 billion.

The property occupies a most prominent corner, fronting the newly refurbished Kings Square, where it meets Kings Walk shopping centre and The Forum development, due to complete this summer. Across Kings Square sits the former Debenhams, which will soon be a campus for University of Gloucestershire.

Description

The premises offer a unique opportunity to create a daytime and evening food and beverage offer, with seating fronting Kings Square. Retailers in the vicinity include **WH Smith**, **River Island** and **Tesco**.

Accommodation

The premises provide the following approximate internal floor areas:

Floor	Area (sq m)	Area (sq ft)
Customer Area	343 sq.m	3,696 sq.ft
Kitchen	39 sq m	414 sq ft
Ancillary	56 sq m	606 sq ft
Customer WC's	46 sq m	494 sq ft

Tenure

A new effectively full repairing and insuring lease of ideally for 10 – 15 years, subject to rent reviews at 5-year intervals.

Rental

Rental offers for the whole, are invited in the region of £60,000 per annum, exclusive of VAT, rates and all other occupational costs.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the ground floor of the premises are currently assessed as follows:

Rateable Value:	£41,000
UBR (2023/2024):	49.9p

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

Service Charge

The property attracts an annual service charge which is budgeted to be circa. £7,100 pa

EPC

The property has an EPC rating of C-58. The EPC certificate is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract

To find out more, scan the QR code

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

Erin Davies

+44 (0)1179885232

+ 44 (0)7818017075

erin.davies@avisonyoung.com

Sue Ferman del

T: +44 (0)117 988 5228

sue.fermandel@avisonyoung.com

Or our joint agent: -

Russ Power

M&P Property Consultants LLP

T: +44 (0)117 970 7536

russ@mp-pc.co.uk

January 2024

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoungretail.co.uk